

<b>Depth/Size (ft):</b>	36.95	<b>Bedrooms:</b>	9	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>	59.71	<b>Bathrooms:</b>	9	<b>Age:</b>	1
<b>Lot Area: (sq.ft.)</b>	7,258.00	<b>Full Baths:</b>	7	<b>Zoning:</b>	R1-D
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$5,117.00
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	031-353-827

<b>Style of Home:</b>	Reverse 2 Storey w/Bsmt	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 8 SECTION 23 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN EPP108289
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Cleared
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-Alliance R.E.S.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 15'	Main	Mud Room	8'6 x 11'10	Above	Primary Bedroom	14'6 x 13'6
Main	Kitchen	14' x 16'	Main	Foyer	7'8 x 12'6	Above	Primary Bedroom	14'6 x 14'
Main	Wok Kitchen	7'2 x 13'8	Above	Primary Bedroom	19'6 x 14'6	Above	Loft	8'4 x 15'
Main	Dining Room	10'4 x 13'6	Above	Primary Bedroom	14'2 x 18'2	Above	Walk-In Closet	7'2 x 10'
Main	Family Room	22'6 x 17'6				Bsmt	Living Room	14' x 20'6
Main	Primary Bedroom	12' x 15'8				Bsmt	Bedroom	10'10 x 12'4
Main	Office	9'10 x 10'				Bsmt	Bedroom	10' x 10'8

<b>Finished Floor (Main):</b>	2,038 sqft	<b># Of Rooms:</b>	22	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,870 sqft	<b># Of Kitchens:</b>	2	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft		Legal	Bsmt	3	No
<b>Finished Floor (Total):</b>	5,946 sqft	<b>Suite:</b>	Suite,Unauthorized Suite	Main	2	No
<b>Unfinished Floor:</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Grand Total:</b>	5,946 sqft	<b>Basement:</b>	Fully Finished,Separate Entry	Bsmt	3	No
		<b>Beds In Bsmt:</b>	4 / 9			
		<b># Of Pets:</b>				

Brand new 3-level home in BROOKSWOOD with features found in much expensive homes: radiant hot water heat all 3 floors, high ceiling on Main & top floor. Main floor features bright and open foyer, living/dining rooms, designer kitchen, spice kitchen with top class appliances, family room, 2-pc bathroom. Master bedroom on main floor with full bathroom & separate office. Top floor has a huge master bedroom with 5-pc en-suite plus 3 other large size master bedrooms and 3, 4-pc bathrooms. Basement has 2-bedroom legal suite along with two bedroom unauthorized suite. Full size media room for entertainment with 2-Pc washroom in the basement also. 2-5-10 new home warranty.